



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

SEPTEMBER 19, 2002

PRESENT: Fruit, Kennett, Martin, Pyle

ABSENT: None

LATE: None

STAFF: Senior Planner (SP) Linder, Associate Planner (AP) Tolentino

REGULAR MEETING

Chair Kennett called the meeting to order at 7:00 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chair Kennett opened the public hearing.

Mr. John McCune of 804 Durshire Way of Sunnyvale addressed the Board regarding building modifications proposed for 385 Woodview Ave.

MINUTES:

SEPTEMBER 5, BOARD MEMBERS MARTIN/FRUIT MOTIONED TO APPROVE THE SEPTEMBER 5, 2002 MINUTES ON A VOTE OF 3-0 AS FOLLOWS:

AYES: MARTIN, PYLE, FRUIT

NOES: NONE

ABSTAIN: KENNETT

ABSENT: NONE

ARCHITECTURAL REVIEW BOARD MINUTES

SEPTEMBER 19, 2002

PAGE -2-

NEW BUSINESS:

1. **SITE REVIEW, SR-02-02: CONDIT-LIVE-WIRE:** A request for approval of building entrance details for a two-story, 36,000 sq. ft. Harley-Davidson motorcycle dealership and service shop. The proposed building will be located on the west side of Condit Road, between East Dunne Avenue and Tennant Avenue, in a Planned Unit Development (PUD).

BOARD MEMBERS FRUIT/MARTIN MOTIONED TO APPROVE THE ENTRANCE DETAIL AS PRESENTED.

THE MOTION PASSED BY THE FOLLOWING VOTE:

**AYES: MARTIN. PYLE, KENNETT, FRUIT;
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE**

2. **SITE REVIEW AMENDMENT, SRA-01-13: KEYSTONE-MARTIN:** A request for approval of amended site and architectural plans for a 5,256 square foot mixed use residential and office building to be located at 20 Keystone Avenue in the CC-R, Central Commercial-Residential zoning district. The project is categorically exempt from environmental review under Section 15303(a) and (c) of the State CEQA Guidelines.

BOARD MEMBERS FRUIT/MARTIN MOTIONED TO TABLE THE APPLICATION.

THE MOTION PASSED BY THE FOLLOWING VOTE:

**AYES: MARTIN. PYLE, KENNETT, FRUIT;
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE**

3. **SITE REVIEW, SR-02-10: MONTEREY-SINALOA:** The applicant is requesting the Board to review and comment on the site, landscape, and architectural plans for the reconstruction and expansion of the Sinaloa Restaurant, which was recently destroyed in a fire. The restaurant is proposed to be 5,948 sf on two parcels totaling 0.90 acres in size, located on the northeast corner of Monterey Rd and Peebles Ave.

THE BOARD OFFERED THE FOLLOWING COMMENTS:

1. Provide screening of the adjacent hotel. Utilize a chain link fence 6, 7 or 8 ft. tall as necessary to screen the view of the adjacent hotel. The fence should include vinyl slats and adjacent ivy planting to grow up over the fence.
2. Provide an 8 ft. tall wall along the eastern property line to screen/buffer the adjacent residential use.
3. Check the location of the proposed handicap parking stalls. Also check on the striping

ARCHITECTURAL REVIEW BOARD MINUTES

SEPTEMBER 19, 2002

PAGE -3-

requirements adjacent to the handicap accessible van space.

4. A 1% drainage can work with 3-4 ft. wide concrete area in the center of the drive aisles and asphalt on the sides.
5. The northern side of the building needs additional architectural detail.
6. Check the ultimate height of the kitchen exhaust(s) to verify adequate screening.
7. Verify that there will be enough pedestrian level lighting and parking lot lighting to create a safe night time environment.
8. The business logo should also appear on the south side of the building.
9. Be sure to finish the back sides of the parapet walls. The use of corrugated iron is not acceptable.
10. The proposed awning color appears washed out. A deeper color is recommended such as an ivy green.
11. The use of the new, color-fast awning material should be considered to reduce potential fading.
12. The use of arbors, metal trellises and espaliers is highly recommended to eliminate blank wall areas.
13. Incorporate vines such as a bougainvillea to add color and interest to blank walls on the building.
14. Vines on the column details would also add interest to the building.
15. The pepper trees can be retained in the landscape planter areas that are not within the parking lot area.
16. Consider an alternate landscape palette. A "southwestern" landscape scheme should be considered for the site.
17. Provide an alternative landscape palette along the northern property line. The alternative landscape planter should include taller growing shrubs (e.g. Carolina Cherry).

OTHER BUSINESS:

4. DESIGN REVIEW HANDBOOK:

ANNOUNCEMENTS: Reminder of the September 21 Council, Commission and Board workshop.

ADJOURNMENT: There being no further business, Chair Kennett adjourned the meeting at 8:04 p.m.

MINUTES PREPARED BY:

TERRY LINDER

